



MEMORANDUM

St. Helens High School Improvements

Land Use Application Supplemental Submittal – Modular Buildings Temporary Campus

DATE May 25, 2021
TO Jacob Graichen, City of St. Helens Planning Department
FROM Frank Angelo and Shayna Rehberg, APG
CC Scot Stockwell, Jared Plahn, Jessica Seay, and Ed Leader, St. Helens School District
John Abel, Becca VandeWalle, and Rick Rainone, Cornerstone Management
Marlene Gillis, Meagan Baker, and Bob Thrapp, Soderstrom Architects
Mandi Jenks, Lower Columbia Engineering

Angelo Planning Group (APG) is providing this memorandum and the attached Site Plan as a supplement to the High School land use application that we submitted on May 13, 2021. Information related to Exhibit E (Modular Buildings Temporary Campus, During Construction) in the land use application has been updated. The updates are as follows:

- A. Number of modulares – The number of modular buildings is being modified from 10 buildings (classrooms) plus a restroom building to 11 buildings (classrooms) plus a restroom building. The updated Site Plan showing this modified number of buildings, their layout, and detail notes is attached.
- B. Parking – While the number of buildings has increased by one, this change is accommodated by the modular layout. The number of parking spaces in Zone D (mixed parking), where this temporary modular campus will be located, will not be further reduced during construction.
- C. West driveway – An adjustment will need to be made to access: blocking off the westernmost side of the west driveway and making the east side of the west driveway an entrance-only access point during construction. Appropriate blockade, pavement marking, and signage will be used to implement this temporary access configuration.
- D. Stormwater – It was not noted under “infrastructure” in Exhibit E, but the proposed modular plan and layout allows for stormwater to drain to the existing catch basins without impacting or increasing flow.

- E. All other elements addressed in Exhibit E are unchanged, including the fencing described, which includes six-foot fencing around the perimeter of the temporary Modular Campus as well as around paths to the modular buildings crossing the parking area from the main campus.

Please contact us at fangelo@angeloplanning.com/(503) 577-4087 or srehberg@angeloplanning.com/(503) 227-3678 if you have any questions or need additional information. We will also be available to discuss the temporary modular campus and any other application matters at the meeting being held tomorrow afternoon for City staff and the project team.

Thank you for your time and consideration.

Attachment:

- Updated Temporary Modular Campus Site Plan

ST HELENS SCHOOL DISTRICT
ST HELENS HIGH SCHOOL - ADDITION & RENOVATION
2375 GABLE RD,
ST HELENS, OR 97051



Project

Consultant

Revisions

No.	Description	Date

Stamp



Issuance

100% DD

Date

05/28/2021

Project Number

18103

Drawing Title

**SITE PLAN
MODULARS**

Sheet No.

A1.02



1 MODULAR SITE PLAN
1" = 20'-0"